

PLANNING BOARD REGULAR MEETING APRIL 28, 2021 AT 7:00PM

- 1 -

Members present: Chairwoman Severance, MaryLou Fitzgerald, Ken White & Elisha Bartlett

Guest Present: Catherine Simmer, Peter Gibbs, Rick White & Cheri Phillips

Chairwoman Severance: Called this regular meeting to order at 7:03 pm.

Chairwoman Severance: We did not have a March meeting so has everyone had a chance to look at the February minutes?

Chairwoman Severance: Do we have a motion to approve the minutes?

Mr. K. White: I'll make that motion.

Ms. Fitzgerald: I'll second that motion.

Chairwoman Severance: All in favor? Approved.

- **Resolution 2021-10 Approval of Minutes**

Resolved: To approve the minutes of February 24, 2021.

Moved by: Mr. K. White

Seconded by: Ms. Fitzgerald

In Favor: Ms. Fitzgerald, Mr. K. White, Ms. Bartlett and Chairwoman Severance

Opposed: None

Chairwoman Severance: Reads aloud the Letter of Resignation from Ms. Cynthia Fairbanks.

Mr. K. White: Suggested the board send a letter of appreciation to Ms. Fairbanks.

Chairwoman Severance: We will need a resolution to move Ms. Elisha Bartlett from an alternate member to a voting member.

Mr. K. White: I make the motion to accept Ms. Bartlett as a voting member.

Ms. Fitzgerald: I second that motion.

Chairwoman Severance: All in favor?

- **Resolution 2021-11 Accept Ms. Elisha Bartlett as a Planning Board Member.**

Resolved: To accept Ms. Elisha Bartlett as a voting member of the planning board.

Moved by: Mr. K. White

Seconded by: Ms. Fitzgerald

In Favor: Ms. Fitzgerald, Mr. K. White and Chairwoman Severance

Opposed: None

PLANNING BOARD REGULAR MEETING APRIL 28, 2021 AT 7:00PM

- 2 -

Chairwoman Severance: Peter Gibbs and Rick White are present to explain the site plan for Henry and Jody Gatti, 53 Loch Hame Way, Westport, NY, Tax Map No. 76.4-1-26.000.

They needed a lot line adjustment to increase the property dimensions to make this plan work. The lot line adjustment was approved at the planning board meeting on February 24, 2021.

The Zoning Board of Appeals held a hearing on April 6, 2021 to determine if the APA seventy-five-foot setback from the mean high water mark was adequate. The town requires a one hundred and fifty-foot setback from the mean high water mark. The ZBA granted the Area Variance allowing the dwelling to be built at the APA seventy-five-foot setback from the mean high water mark with the septic system being placed behind the dwelling.

The APA has sent a letter agreeing with the ZBA determination.

The new information here tonight is the site plan review. The new septic system is meeting all required setbacks. The lawn to the west of the dwelling is going to the septic system. The will be connected to the public water source.

Ms. Bartlett: What is the height of the structure?

Mr. R. White: Twenty-seven feet.

Mr. R. White: The exterior will be granite stone along the bottom, lots of windows and downcast interior and exterior lighting. There will be no spotlights. The colors will blend. The dwelling is four thousand square feet. There will be a standing seam metal roof which will be a low sloping roof. Water will be caught in commercial sized gutters.

Mr. Gibbs: There is erosion control. We needed to do something with the first rain since there is not great soil. We added two feet of gravel to address the water.

Ms. Bartlett: Will there be chimneys and vents?

Mr. R. White: Vents, no chimneys.

Mr. K. White: I move we approve the site plan.

Ms. Fitzgerald: I second that motion.

Chairwoman Severance: All in favor?

PLANNING BOARD REGULAR MEETING APRIL 28, 2021 AT 7:00PM

- 3 -

- **Resolution 2021-12 Approve Gatti Site Plan**

Resolved: To approve the site plan for Henry and Jody Gatti, 53 Loch Hame Way, Tax Map No76.4-1-26.000.

Moved by: Mr. K. White

Seconded by: Ms. Fitzgerald

In Favor: Ms. Fitzgerald, Mr. K. White and Chairwoman Severance

Opposed: None

Ms. Barlett: This design minimizes the impact all the way around.

Mr. Gibbs: Yes. The old house and septic will be removed. Nothing will be buried.

Chairwoman Severance: Are there any more questions? Great. Thank you.

Ms. Fitzgerald: Do we need to do a site plan visit?

Brief conversation about a site plan visit.

Chairwoman Severance: Everyone is comfortable with the design. A site plan visit is not necessary.

Mr. Hainer: Discussed potential projects that may be presented to the board in the future. The board briefly discussed these topics. Further discussion will follow if these projects are presented to the planning board.

Chairwoman Severance: We have two vacancies for alternate planning board members. We have received two letters of interest. Robert King and Daniel Berheide have both submitted letters. Ms. Cheri Phillips is here to visit the planning board. She may be interested in joining the board as an alternate.

Ms. Fitzgerald: I move to adjourn.

Mr. K. White: I second that motion.

Chairwoman Severance: All in favor? Adjourned.

- **Resolution 2021-13 Adjournment**

Resolved: To adjourn the meeting at 7:57 p.m.

Moved by: Ms. Fitzgerald

Seconded by: Mr. K. White

In favor: Ms. Fitzgerald, Mr. K. White, Ms. Bartlett and Chairwoman Severance

Opposed: none

Respectfully submitted,

Catherine L. Simmer, Secretary